123.0	0001	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,704,200 / 1,704,200
					USE VALUE:	1,704,200 / 1,704,200
					ASSESSED:	1,704,200 / 1,704,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		BRANTWOOD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DREDGE C PAUL & NANCY TATE
Owner 2:	
Owner 3:	
Street 1:	30 BRANTWOOD ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 10,174 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1910, having primarily Wood Shingle Exterior and 4499 Square Feet, with 2 Units, 2 Baths, 2 3/4 Baths, 1 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	10174.000	1,051,500		652,700	1,704,200
Total Card	0.234	1,051,500		652,700	1,704,200
Total Parcel	0.234	1,051,500		652,700	1,704,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 378.82 | /Parcel: 378.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 79239
GIS Ref:
GIS Ref:
Insp Date: 08/29/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 123.0-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	1,051,500	0	10,174.	652,700	1,704,200	1,704,200	Year End Roll	12/18/2019
2019	104	FV	813,400	0	10,174.	689,000	1,502,400	1,502,400	Year End Roll	1/3/2019
2018	104	FV	818,300	0	10,174.	507,700	1,326,000	1,326,000	Year End Roll	12/20/2017
2017	104	FV	769,300	0	10,174.	485,900	1,255,200	1,255,200	Year End Roll	1/3/2017
2016	104	FV	769,300	0	10,174.	449,600	1,218,900	1,218,900	Year End	1/4/2016
2015	104	FV	636,300	0	10,174.	377,100	1,013,400	1,013,400	Year End Roll	12/11/2014
2014	104	FV	636,300	0	10,174.	368,400	1,004,700	1,004,700	Year End Roll	12/16/2013
2013	104	FV	660,400	0	10,174.	351,000	1,011,400	1,011,400		12/13/2012

!9563!

PRINT

Date	Time
12/11/20	00:01:25

LAST REV

Date	Time
01/18/18	15:34:39
apro	

USER DEFINED

Prior Id # 1:	79239
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9563

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	18419-67		7/1/1987		382,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/16/2010	2282	Redo Bat	8,000					
12/16/2008	1505	Re-Roof	16,000					
7/9/2008	762	Redo Bat	28,000					redo 2 bathrooms
10/16/2003	928	Renovate	117,964	C		G6	GR FY06	remodel kitchen an
4/27/1992	152	Manual	1,500					REPAIR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
8/29/2017	Meas/Inspect	HS	Hanne S
2/10/2009	Meas/Inspect	372	PATRIOT
6/22/2005	Permit Visit	BR	B Rossignol
11/24/1999	Meas/Inspect	243	PATRIOT
8/18/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		10174		Sq. Ft.	Site		0	90.	0.71	10									652,701						652,700	

Total AC/HA: 0.23356 | Total SF/SM: 10174 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 652,701 | Spl Credit | Total: 652,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	PINK		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth	1	Rating:	Average
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Average
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	0.92203832
Const Adj.:	0.99989998
Adj $ / SQ:	147.511
Other Features:	168000
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1102202
Depreciation:	50701
Depreciated Total:	1051501

COMMENTS

IN LAW IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	12	BRs:	6	Baths:	2				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

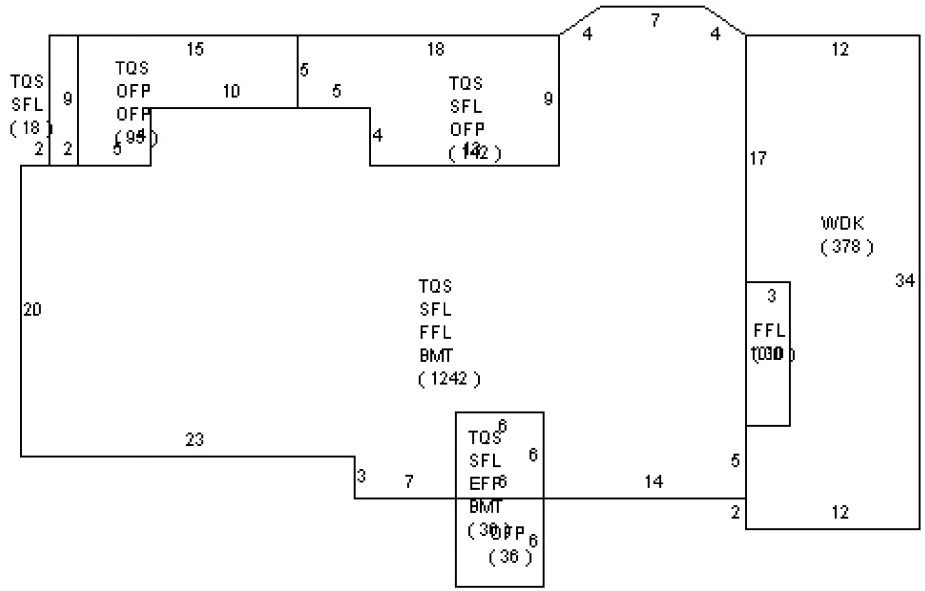
No Unit	RMS	BRS	FL
1	3	1	
1	9	5	
Totals			
2	12	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	196.19
Special Features:	0	Val/Su Net:	177.62
Final Total:	1051500	Val/Su SzAd	272.43

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,438	147.510	212,121
BMT	Basement	1,278	60.850	77,764
FFL	First Floor	1,272	147.510	187,634
TQS	3/4 Story	1,150	147.510	169,601
WDK	Deck	378	8.640	3,268
OFP	Open Porch	368	20.980	7,721
EFP	Enclos Porch	36	72.590	2,613
	Net Sketched Area:	5,920	Total:	660,722
Size Ad	3859.75	Gross Are	6303	FinArea 4499

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

123.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: